

ATXI has been unsuccessful in obtaining an easement from the Betty J. Speckhart Revocable Trust and the William E. Speckhart Residuary Trust. The Trusts own one parcel at issue, along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The property at issue has been designated internally as A_ILRP_QM_AD_010_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, the Trusts or their counsel on at least 64 occasions, including 49 emails, 2 in-person meeting, 3 letters, 8 phone call, and 2 voicemails. Mr. Brian Kalb represents the the Trusts.

Mr. Kalb represents a number of clients along the Project. Dating back to November of 2013, ATXI has engaged in extensive negotiations with Mr. Kalb on behalf of all of his clients. Mr. Kalb and ATXI have successfully negotiated a standardized confidential settlement agreement (CSA) for the benefit of all his clients with similar concerns.

ATXI sent Mr. Kalb its intital offer information for this property in October of 2013. In January of 2014, Mr. Kalb requested a pole relocation to reduce farming interference, which ATXI promptly agreed to, and ATXI increased its compensation offer to include additional crop damages based on information supplied by Mr. Kalb. However, in March of 2014, Mr. Kalb informed the land agent that Ms. Speckhart would be appealing the Commission's decision on the route location for the Quincy to Meredosia segment and that he did not expect "any movement on her part" pending the appeal.

Since this time, the land agent has made multiple requests for information on how the parties could reach voluntary agreement. In response, Mr. Kalb repeatedly asserted that the Speckharts were part of the appeal group and were awaiting the outcome of the appeal before addressing ATXI's offer. After the appellate court affirmed the Commission's decision, Mr. Kalb informed ATXIs that the Speckharts were appealing that decision to the Supreme Court and

therefore were not willing to engage in negotiations pending that decision and the decision in Docket 15-0278. ATXI did recently increase its compensation offer based on an updated appraisal.

ATXI has agreed to a pole relocation request, increased its compensation offer, obtained an updated appraisal, and negotiated a confidential settlement agreement. Despite these efforts, the Trusts have decided to await the outcome of their appeal before engaging in negotiations. Given the Trusts refusal to negotiate for the easement, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over these parcels.



A - TXRP Exhibit 2.5 Part B - 010
Beth Space Page 3 of 7
represented by Brian Kalb

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☐
2. Initial appointment set for Offer was sent via email to attorney Brian Kalb 10/25/18 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge
Shown to Brian Kalb, Attorney representing LO ☒
6. Ask the landowner they received the 14 day letter: ☐
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Paula Priest ☐

Adams County, IL

Tax Id: 21-0-0029-001-00

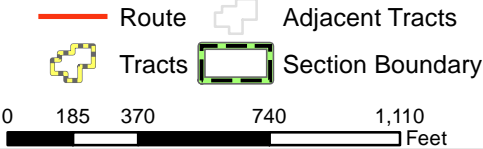


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Betty J. Speckhart Revocable Trust
dated October 16, 2008

Tract No.:A_ILRP_QM_AD_010

Date: 9/4/2015

EXHIBIT "A"

A 6.837 ACRE TRACT OF LAND SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, ADAMS COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT 2 (HOMEPLACE) IN DEED TO BETTY J. SPECKHART, TRUSTEE OF THE BETTY J. SPECKHART REVOCABLE TRUST, RECORDED IN BOOK 708, PAGE 11138 OF THE DEED RECORDS OF ADAMS COUNTY, ILLINOIS (D.R.A.C.I.) AND BEING FURTHER DESCRIBED AS TRACT 3 (HOMEPLACE) IN DEED TO BETTY J. SPECKHART, TRUSTEE OF THE WILLIAM E. SPECKHART RESIDUARY TRUST UNDER SECTION FOUR OF WILL, RECORDED IN BOOK 707, PAGE 13316, AS CORRECTED BY BOOK 708, PAGE 11137 (D.R.A.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND AT THE SOUTH 1/4 CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 8 WEST OF THE 4TH PRINCIPAL MERIDIAN, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO GREG L. EDWARDS AND JEANETTE EDWARDS, HUSBAND AND WIFE, RECORDED IN BOOK 707, PAGE 12033, D.R.A.C.I., SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 1159886.19, E: 1974990.04;

THENCE SOUTH 88 DEGREES 26 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTH 1/2, SAME BEING THE SOUTH LINE OF SAID GREG L. EDWARDS TRACT, PASSING A 1/2-INCH IRON ROD WITH A RED CAP FOUND AT THE SOUTHEAST CORNER OF SAID GREG L. EDWARDS TRACT, SAME BEING A CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO PAUL EDWARDS, JR. TRUST, PAUL EDWARDS JR. TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 18, 1993, RECORDED IN BOOK 516, PAGE 2151, D.R.A.C.I., AT A DISTANCE OF 1,292.54 FEET AND CONTINUING ALONG THE SOUTH LINE OF SAID PAUL EDWARDS TRACT AND SAID NORTH LINE, FOR A TOTAL DISTANCE OF 1,936.59 FEET TO A POINT IN THE SOUTH LINE OF SAID PAUL EDWARDS TRACT AND SAID NORTH LINE AT THE NORTH COMMON CORNER OF SAID SPECKHART TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO TIMOTHY J. MAIERS AND MARILYN C. MAIERS (LIFE ESTATE), RECORDED IN VOLUME 92, PAGE 1323 OF THE MISCELLANEOUS RECORDS OF ADAMS COUNTY, ILLINOIS AND BEING FURTHER DESCRIBED IN LAST WILL AND TESTAMENT, RECORDED IN CAUSE NO. 98-P-212, C.R.A.C.I., FROM WHICH A 1/2-INCH IRON ROD WITH A RED CAP STAMPED "LIKES 35-1250" FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 34 BEARS SOUTH 88 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 710.79 FEET;

THENCE SOUTH 01 DEGREES 14 MINUTES 36 SECONDS WEST, ALONG THE COMMON LINE OF SAID SPECKHART TRACT AND SAID MAIERS TRACT, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER FROM WHICH A 3/4-INCH IRON PIPE FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 3 BEARS SOUTH 11 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 2,916.84 FEET;

THENCE NORTH 88 DEGREES 26 MINUTES 12 SECONDS WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 1,937.27 FEET TO A POINT FOR CORNER;

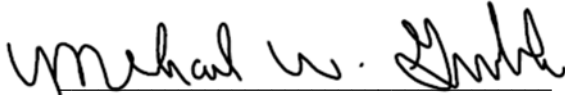
THENCE NORTH 88 DEGREES 33 MINUTES 51 SECONDS WEST, A DISTANCE OF 48.28 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTH 1/2;

THENCE NORTH 01 DEGREES 16 MINUTES 09 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2;

EXHIBIT "A"

THENCE SOUTH 88 DEGREES 33 MINUTES 51 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.88 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 297,827 SQUARE FEET OR 6.837 ACRES OF LAND, MORE OR LESS.

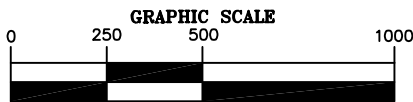
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/24/2014





(IN FEET)
1 INCH = 500 FT

PAUL EDWARDS, JR. TRUST,
PAUL EDWARDS, JR.
TRUSTEE UNDER TRUST AGREEMENT
DATED FEBRUARY 18, 1993
BOOK 516, PAGE 2151
D.R.A.C.I.
A_ILRP_QM_AD_002

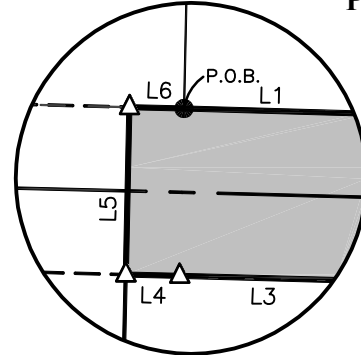
SECTION 34
TOWNSHIP 2S
RANGE 8W

PAUL EDWARDS, JR. TRUST,
PAUL EDWARDS, JR.
TRUSTEE UNDER TRUST AGREEMENT
DATED FEBRUARY 18, 1993
BOOK 516, PAGE 2151
D.R.A.C.I.
A_ILRP_QM_AD_009

GREG L. EDWARDS AND
JEANETTE EDWARDS,
HUSBAND AND WIFE
BOOK 707, PG. 12033
D.R.A.C.I.
A_ILRP_QM_AD_008

P.O.B.
5/8" IRON ROD FOUND
S 1/4 COR
SEC 34 T2S R8W
GRID COORDINATES:
N:1159886.19
E:1974990.04

ATXI Exhibit 2.3 Part B
Page 7 of 7



(NOT TO SCALE)

SECTION LINE



N 600TH AVE

1292.54

L1

1/2" IRON ROD FOUND
WITH RED CAP

P.O.R.
SE COR
SEC 34
T2S R8W

L7

35

SECTION LINE

SECTION LINE

SEE DETAIL "A"

L3

PROPOSED 150'
WIDE EASEMENT
6.837 ACRES
(297,827 S.F.)

S11°52'48"E 2916.84'
P.O.R. 3/4" IRON PIPE FOUND
E 1/4 COR SEC 3

TRACT II
STEVEN T. KAISER AND
CAROLYN S. KAISER,
HUSBAND AND WIFE
AND STUART A. KAISER
BOOK 706, PAGE 5314
BOOK 706, PAGE 5315
BOOK 706, PAGE 5316
BOOK 706, PAGE 5317
D.R.A.C.I.
ILRP_QM_AD_033

TRACT 2 (HOMELAND)
BETTY J. SPECKHART, TRUSTEE OF THE
BETTY J. SPECKHART REVOCABLE TRUST
BOOK 708, PAGE 11138
D.R.A.C.I.
TRACT 3 (HOMELAND)
BETTY J. SPECKHART, TRUSTEE OF THE
WILLIAM E. SPECKHART RESIDUARY TRUST
UNDER SECTION FOUR OF WILL
BOOK 707, PAGE 13316
AS CORRECTED BY:
BOOK 708, PAGE 11137
D.R.A.C.I.
A_ILRP_QM_AD_010

SECTION 3
TOWNSHIP 3S
RANGE 8W

E 1050TH ST.

TIMOTHY J. MAIERS
MARILYN C. MAIERS
(LIFE ESTATE)
VOLUME 92, PAGE 1323
M.R.A.C.I.
CAUSE NO. 98-P-212
C.R.A.C.I.
A_ILRP_QM_AD_011

LEGEND

C.R.A.C.I.

COURT RECORDS
ADAMS COUNTY, ILLINOIS

D.R.A.C.I.

DEED RECORDS
ADAMS COUNTY, ILLINOIS

M.R.A.C.I.

MISCELLANEOUS RECORDS
ADAMS COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



1/2" IRON ROD FOUND WITH
A RED CAP STAMPED "LIKES 35-1250"
(UNLESS OTHERWISE NOTED)
CALCULATED POINT



TYPICAL SECTION CORNER

2 | 1
11 | 12

SECTION LINE

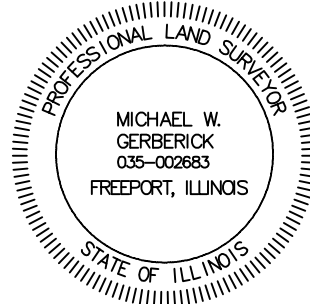
SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°26'12"E	1936.59'
L2	S01°14'36"W	150.00'
L3	N88°26'12"W	1937.27'
L4	N88°33'51"W	48.28'
L5	N01°16'09"E	150.00'
L6	S88°33'51"E	48.88'
L7	S88°26'12"E	710.79'



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

- THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
- REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 03 OF 03

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 11/24/2014

SCALE: 1" = 500'

TRACT ID: A_ILRP_QM_AD_010

DRAWN BY: LDK



150' TRANSMISSION
LINE EASEMENT
QUINCY TO MERDOSIA
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 WEST
OF THE 4TH PRINCIPAL MERIDIAN
ADAMS COUNTY, ILLINOIS

FN: D_1583

A_ILRP_QM_AD_010.DWG